

092.A

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
768,900 / 768,900

USE VALUE:

768,900 / 768,900

ASSESSED:

768,900 / 768,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		STONE RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	WEI HE	
Owner 2:	ZHANG YUNFEI	
Owner 3:		

Street 1:	8 STONE RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	KILGARRIFF WILLIAM J-ETAL -
Owner 2:	KILGARRIFF DIANE M -

Street 1:	8 STONE RD
Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02474
Type:	

NARRATIVE DESCRIPTION	
This parcel contains 6,680 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1957, having primarily Vinyl Exterior and 1815 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrooms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	Topo
	4
	Rolling
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type

LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6680	Sq. Ft.	Site	0	70.	0.93	5					434,279						434,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6680.000	334,600		434,300	768,900		129328
							GIS Ref
							GIS Ref
							Insp Date
							10/30/18

Total Card	0.153	334,600	434,300	768,900	Entered Lot Size
Total Parcel	0.153	334,600	434,300	768,900	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	423.59	/Parcel:	423.5	Land Unit Type:
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Parcel ID: 092.A-0001-0002.0

Total Card / Total Parcel
768,900 / 768,900

APPRAISED:
768,900 / 768,900

USE VALUE:
768,900 / 768,900

ASSESSED:
768,900 / 768,900

10/30/18

17567!

PRIOR ID #1: 129328

PRIOR ID #2:

PRIOR ID #3:

PRIOR ID #1:

PRIOR ID #2:

PRIOR ID #3:

PRIOR ID #1:

PRIOR ID #2:

PRIOR ID #3:

ASR Map:

FACT DIST:

REVAL DIST:

YEAR:

LAND REASON:

BLD REASON:

CIVIL DISTRICT:

Ratio:

PREVIOUS ASSESSMENT**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KILGARRIFF WILL	69038-108		3/22/2017		725,000	No	No		
	15508-381		4/1/1984		99,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	Meas/Inspect	163	PATRIOT
5/13/2000	Missed Appt.	270	PATRIOT
2/16/2000	Measured	270	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH									
Type:	21 - Split Level		Full Bath:	1	Rating:	Good															
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:	Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:	Rating:																
Foundation:	1 - Concrete		A 3QBth:	Rating:																	
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Good															
Prime Wall:	4 - Vinyl		A HBth:	Rating:																	
Sec Wall:	8 - Brick Veneer	20%	OthrFix:	1	Rating:	Good															
Roof Struct:	1 - Gable		OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Good															
Color:	WHITE		A Kits:	Rating:																	
View / Desir:			Fpl:	1	Rating:	Good															
GENERAL INFORMATION						WSFlue:	Rating:														
Grade:	C+ - Average (+)		CONDOS INFORMATION																		
Year Blt:	1957	Eff Yr Blt:	Location:																		
Alt LUC:			Total Units:																		
Jurisdct:			Floor:																		
Const Mod:			% Own:																		
Lump Sum Adj:			Name:																		
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN						
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL							
Prim Int Wall:	1 - Drywall		Functional:				Interior:				1	8	3								
Sec Int Wall:			Economic:				Additions:														
Partition:	T - Typical		Special:				Kitchen:														
Prim Floors:	3 - Hardwood		Override:				Baths:														
Sec Floors:			Total:	18.6 %			Plumbing:														
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						Electric:												
Subfloor:			Basic \$ / SQ:	95.00			Electronics:														
Bsmnt Gar:	1		Size Adj.:	1.35000002			Other Features:														
Electric:	3 - Typical		Const Adj.:	1.00589943			Grade Factor:	1.10													
Insulation:	2 - Typical		Adj \$ / SQ:	129.007			NBHD Inf:	1.00000000													
Int vs Ext:			NBHD Mod:				WtAv\$/SQ:														
Heat Fuel:	1 - Oil		LUC Factor:	1.00			AvRate:														
Heat Type:	3 - Forced H/W		Adj Total:	411059			Ind.Val:														
# Heat Sys:	1		Depreciation:	76457			Juris. Factor:														
% Heated:	100	% AC:	Deprecated Total:	334602			Special Features:	0													
Solar HW:	NO	Central Vac:	NO							Final Total:	334600			Val/Su SzAd:	253.48						
% Com Wall:			% Sprinkled:																		
MOBILE HOME						Make:				Model:				Serial #:				Year:			
SPEC FEATURES/YARD ITEMS						PARCEL ID 092.A-0001-0002.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y		18X12	A	AV	1985	0.00	T	27.2	101									
More: N	Total Yard Items:				Total Special Features:				Total:												